

# Part II

# Valley Center Community Plan

## San Diego County General Plan - 1990

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ADOPTED BY  
BOARD OF SUPERVISORS  
DECEMBER 31, 1974  
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CERTIFICATE OF ADOPTION

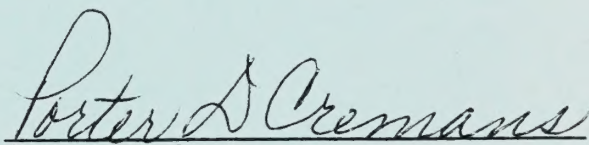
I hereby certify that this Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 80-01, Subitem (3), is the Valley Center Community Plan and is a part of the Land Use Element, Section II, Part II, of the San Diego County General Plan - 1990, and that it was approved by the San Diego County Planning Commission on the 27th day of June, 1980.

  
Dianne S. Jacob, Chairperson

  
Paul C. Zucker, Secretary

I hereby certify that is Plan, consisting of a map and this text, as revised by General Plan Amendment (GPA) 80-01, Subitem (3), is the Valley Center Community Plan and is a part of the Land Use Element, Section II, Part II, of the San Diego County General Plan - 1990, and that it was adopted by the San Diego County Board of Supervisors on the 13th day of August, 1980.

  
Roger Hedgecock, Chairperson

  
Attest: Porter D. Cremans  
Clerk of the Board

Adopted December 31, 1974, GPA74-02  
First Amendment December 16, 1976, GPA76-02  
Second Amendment October 5, 1978, GPA78-02  
Third Amendment August 13, 1980, GPA80-01



## CHAPTER 1

### INTRODUCTION

The area within the boundaries of the Valley Center Community plan first came to the attention of American settlers in the early 1800's. However, it was not until the 1870's that the area experienced permanent settlement and the first post office was established in 1878. The present community name became official when a post office with the name of Valley Center was established on August 25, 1887, and the name has existed continuously until the present time.

Throughout the history of the Valley Center area, San Diego County has experienced tremendous growth and has thus helped Valley Center to become what it is today -- a rural residential area on the fringe of urbanization. In fact, the agricultural base of the community has shifted over the years as urban sprawl pushed out agriculture in other nearby areas. However, the community has managed to continue its style of country living, partly as a result of the efforts of many dedicated citizens.

Community spirit has prompted the citizens of Valley Center to band together to formulate a community plan which would enable Valley Center to continue its present living style.

The Community Planning Division of the County of San Diego was authorized to participate in the preparation of a community plan with the citizens of Valley Center partly because of the demonstrated high level of community interest and support for a rural community plan. It was felt that the matter was urgent in order to protect the rural residential lifestyle.

Thus, government agencies and private citizens have worked together towards the common goal which is to "achieve the best possible overall environment for rural-residential living in Valley Center . . . through comprehensive and coordinated planning along with community action."

The text which follows and the accompanying maps explain what the citizens want their community to be. However, the need for a flexible document is acknowledged and the citizens realize that nothing should be rigid in view of changing lifestyles, needs and technology. Periodic updating of the plan will be necessary as conditions in the community change.

#### ORGANIZING FOR EFFECTIVE PLANNING

The Valley Center Community Plan has been formulated on the basis that the most valuable input in long range land use decisions at the community level comes from the citizens and property owners themselves.



Since a community plan is meant to provide more detail than the Regional Land Use Element Map, it is in the best American tradition to generate such detail at the grass roots level. It is sincerely believed that this democratic process of meaningful citizen participation in the planning process is more effectively developed in San Diego County than anywhere else in the state or nation.

In the case of the Valley Center Community Plan, the community already had a well-known history of high citizen interest and participation in community affairs. It was on this basis that the participation of County staff was authorized. In view of the demand for preserving agricultural lands in the Valley Center area, it was felt that common goals could be more effectively achieved by the organized teamwork of citizens and government.

The citizens' interest in the community planning approach first came to the official attention of the County by means of a letter dated November 6, 1969, from the President of the Valley Center Chamber of Commerce in which it was indicated that there had already been a meeting of interested citizens willing to volunteer their time to serve on a community planning committee.

This led to the Chamber's sponsoring a community-wide meeting in April, 1970 which was attended by approximately 275 persons who gave their enthusiastic endorsement to the concept of community planning for Valley Center. Subsequently, 65 persons representing all portions of the planning area officially pledged to serve on the Valley Center Planning Group Executive Committee. The general citizens' committee is, and has always been, open to all persons owning property, residing in, or otherwise having a genuine commitment to the welfare of the community. The organization's sole purpose is, and has always been, the preparation and implementation of a community plan for Valley Center.

The organization began the formal pursuit of its purpose on December 2, 1970, when it was formally recognized by the Board of Supervisors and all County departments were officially authorized to work with it.

The citizens' committee, with approval of the community at large, has been able to arrive at basic goals and policies as to how the community should grow. By working with County staff, special districts, and private business, the committee has been able to translate the goals into specific land use, public facilities and circulation proposals which are depicted on the enclosed Valley Center Community Plan map.



## PURPOSE OF THE PLAN

The major purpose of the Valley Center Community Plan is to carry out the wishes of the citizens as to the future of their community, insofar as this is possible within the existing legal and institutional framework.

This text and map describe both graphically and verbally the adopted goals and policies of the community. As a guide for both public and private decision makers, the Plan, goals and policies will assure that future land use and public facilities placement decisions accurately reflect the desires of the citizens in shaping the Valley Center of the future. In addition, the plan will become a guide for regional coordination through its use by the Comprehensive Planning Organization (CPO). CPO review of federally funded housing, water and sewer, transportation and open space projects (A-95 Review Process), as well as some state projects, will be more precise as a result of the plan.

The citizen planners of Valley Center have gone about their appointed task with enthusiasm and seriousness. They have also followed the official policies and procedures of the County Board of Supervisors and have remained constantly aware of the needs and interests of special districts, privately owned public utilities, and all other interested parties.

In addition, the citizens of Valley Center want their plan to be a living document. To this end, the committee will continue to meet regularly during the implementation phase of the Plan and will review all relevant developments. Also, there will be a periodic review process during which the Plan will be updated after changing conditions and previously unforeseen circumstances are taken into consideration. As the Plan retains its ties to reality, its credibility as a community guide will gain wider acceptance.

These, then, are the basic purposes of the Valley Center Community Plan and the citizens hereby dedicate themselves to the task of translating them into action. They also pledge their cooperation with all public and private decision makers and, in return, look forward to achieving the Plan's objectives in a positive spirit of teamwork.

The Plan will have a continuing purpose as a means to an end but never a final purpose as an end itself.



## CHAPTER 2

### BACKGROUND FOR PLANNING

#### HISTORICAL BACKGROUND

Valley Center as it is known today has been firmly established since the 1870's and then, as now, agriculture was the primary activity.

However, the establishment of the Valley Center Municipal Water District in 1954 marked a shift away from the types of agricultural pursuits that had been traditional in the high valley country. Citrus growers, displaced by the urban sprawl of Los Angeles and Orange Counties, moved south. Also, families in search of the peaceful contentment of country living, 4-H projects or horses for children came and settled, though Father might have to work elsewhere.

This historical background gives us a picture of the Valley Center of today and sets the stage for planning for the future.

#### CHARACTERISTICS OF PLANNING AREA

The Valley Center Community Planning area covers 94 square miles or 60,160 acres and had a population of 3,850 in 1970, according to the Federal Census. In 1980 the population is approximately 7,000.

Present population, in large measure, is disbursed throughout the planning area with several residential pockets, the largest being close to the central area. On rolling hills, citrus and avocado groves, flowers, and other agricultural crops continue to expand. The planning area includes various pleasant valleys whose growth will affect the future. While large in area, Valley Center can claim a character all its own. The higher elevations and hills give it a relatively fog-and smog-free atmosphere and a relatively frost-free climate suitable for citrus and other agriculture as well as residential estates. Its present rural qualities will encourage Valley Center residents to make every effort to preserve its amenities and make it a desirable place to live.

#### REGIONAL ORIENTATION

Valley Center is located 40 miles northeast of the City of San Diego and 8 miles northeast of the City of Escondido. It is approximately 20 miles due east of the City of Oceanside.

Main access to the community of Valley Center is via County Road S-6, also known as Valley Center Road. This road runs generally in a north-south direction and is accessible from Escondido. Interstate 15 (U.S. Highway 395) runs north and south adjacent to the western boundary of the planning area. Old Castle Road and West Lilac Road provide access to Valley Center from Interstate 15. State Route 76 runs in an east-west direction about 6 miles north of Valley Center from where access can be gained via Couser Canyon Road, Lilac Road, Cole Grade Road, and Valley Center Road.



Parts of the northwest boundary of the Valley Center Community Planning area touch parts of the southeastern boundary of the Fallbrook Community Planning Area. In turn, parts of the eastern boundary of the Fallbrook Community Planning Area touch parts of the southern and western boundaries of the Rainbow Community Planning Area. This gives true regional impact to the goals and decisions of the individual community planning groups in the northern part of San Diego County.

#### POPULATION AND POPULATION CHARACTERISTICS

As stated above, the 1970 population of Valley Center, according to the Federal Census, was 3,850 persons. The 1960 Federal Census placed the Valley Center population at 2,388 while a special State census in April, 1969 indicated that 3,646 persons were living in the community. It can thus be seen that between 1960 and 1969, the population grew by 1,258 persons or 52.7%.

On this basis, the population is projected to reach approximately 12,500 by the year 1995. Since the proposed plan has a holding capacity for over 21,000 people, it is anticipated that the community can easily absorb this rate of increase without sacrificing its desired rural identity. Characteristics of the population, other than mere size, as revealed by the 1969 census, have also been analyzed and have been taken into consideration in formulating the Valley Center Plan.

By taking various characteristics of the population into consideration, it is felt that the community's growth can be accommodated in a more orderly manner.

At the same time, however, it is recognized that most of the forces affecting the future growth of Valley Center will originate outside the community itself and that a realistic plan must be in harmony with these larger, longer range forces.

#### LOCAL ECONOMY

The economy of Valley Center is, naturally, interactive with its population and the characteristics of that population. The two will continue to grow and interact in response to both internal and external forces.

Internally, the economy of Valley Center is based largely on agriculture, said base in turn being affected by economic activities and trends in southern California, northern San Diego County, and southern Riverside County. It is believed that future population growth in these areas will spill over into Valley Center and cause gradual but basic changes in the community's economy. At the same time, internal population growth will contribute to the continuation of some of the existing economic base.

#### EMPLOYMENT

In many suburban communities in San Diego County, many residents commute to work in central San Diego or to some other distant area. This poses a certain set of planning problems as far as street and highway planning is concerned.



However, a somewhat different situation exists in Valley Center in that a large percentage of the principal wage earners work in the Escondido-San Marcos-Valley Center area. It is thus not anticipated that planning for commuting will become a major issue within the community. Nevertheless, the employment base will undoubtedly change within as land use patterns change in the area and the economic base of the region evolves in response to technological forces. The effect of all this is taken up in more detail in the Plan Elements, but it is the intent of this Plan to preserve the rural living atmosphere of the community. As employment patterns change, it will be necessary to make Valley Center somewhat more accessible to commuters and to improve the internal circulation system while preserving the rural atmosphere.

It is a community goal to "encourage only those industrial uses which are compatible with and are a direct service to a rural residential and agricultural community." A subsidiary goal is to provide employment through this type of industry, thus accomplishing the two-fold purpose of keeping the work force close to home and retaining the rural atmosphere.

Secondary employment of a retail sales and service variety will also be encouraged to harmonize functionally and visually with adjacent land uses and with the rural atmosphere of the community.

Agriculture has long been an important element in the economic base of Valley Center and, according to the Committee's analysis of current trends, should continue to be so for many years. Even though changes in employment patterns are anticipated and encouraged, it is, at the same time, a primary community goal to "preserve, promote, and encourage agriculture as the principal interest in Valley Center."

It is believed that Valley Center can achieve balanced growth by encouraging a mix of modern agriculture and agriculturally oriented light industry both of which may have high income and high growth potential. If the community can harmonize its internal advantages with discernible trends at the regional, State, and national levels, there is an excellent opportunity for achieving balanced growth and maintaining the rural-residential atmosphere.

## AGRICULTURE

The importance of agriculture as an economic activity in Valley Center has already been stressed. However, Country living is also a way of life in Valley Center therefore it is the intent of the Plan to make land available for the development of rural estates which can be combined with the raising of the area's traditional crops.

The commercial production of these same types of crops will also be encouraged in other areas where larger parcel sizes will be designated and residential development would be discouraged. Horse ranches would also be considered suitable in these light agricultural areas where such ranches would be compatible with the immediate surroundings.

It is believed that the Plan can achieve a harmonious balance between agriculture as a commercial activity and, at the same time, as a pleasant adjunct to rural-residential living.



## CHAPTER 3

### VALLEY CENTER GOALS

#### DEFINITION AND INTENT OF GOALS

A goal is a purpose or an ultimate end towards which effort is directed. It represents a value to be sought which is general and timeless.

The goals which follow reflect a thoughtful analysis of Valley Center and are a statement by the citizens and the Board of Supervisors of the kind of total living environment that should be achieved. These goals are part of the plan, they are not regulations, nor do they substitute for detailed study of current problems. They are intended to give direction to detailed planning studies. The policies which follow each section of goals shall be programs implementing the intent of the goals.

It is recognized that legal and economic limitations that presently exist may hinder the complete attainment of these goals. The fact that the goals may not be completely achieved should in no way hinder every effort to achieve them to the greatest extent possible.

#### GENERAL OVERALL GOAL OF VALLEY CENTER

ACHIEVE THE BEST POSSIBLE OVERALL ENVIRONMENT FOR RURAL-RESIDENTIAL LIVING IN VALLEY CENTER BY IMPLEMENTING THE FOLLOWING GOALS THROUGH COMPREHENSIVE AND COORDINATED PLANNING ALONG WITH COMMUNITY ACTION.

On March 14, 1973, the County Board of Supervisors officially approved the Valley Center Goals and directed the Planning Department and Planning Commission to use these goals as guidelines in the processing of applications for rezonings, tentative maps, special use permits, and private development plans until such time as a plan is completed and adopted for the Valley Center area. In the Spring of 1980, these goals were reviewed and updated by the planning group. Policies for action were added. The Board of Supervisors on August 13, 1980 adopted the proposed changes.

#### RESIDENTIAL GOALS

##### Overall Goal

Maintain and enhance the existing rural residential atmosphere of the Valley Center area while accommodating a gradual, orderly increase in residential development which harmonizes with the natural environment.

##### Goals

1. Accommodate residential development in a manner which will enhance and preserve the natural terrain, vegetation, creeks, floodplains, lakes, and wildlife environment.
2. Discourage all extensive or severe grading for development.



3. Encourage developers to provide a variety of housing types in all economic ranges while maintaining and promoting a rural residential atmosphere. The community should include mobilehome parks and single-family dwellings on small, medium, and large estate-size lots as well as residences related solely to agriculture.
4. Tailor residential development and parcel sizes to the character of the natural terrain.
5. Encourage the planned residential development concept of cluster-type housing and other innovative housing designs that provide adequate open space for residents in all areas designated for higher population densities.
6. Encourage blending all roads into the natural terrain, to preserve the rural atmosphere of the community.
7. Encourage orderly residential development by avoiding premature subdivisions of land which call for the expansion of public utilities and services to such developments at public expense.
8. Encourage all mobilehome parks to landscape their developments and to provide an adequate number of off-street, attractively screened parking spaces for each dwelling unit.
9. Encourage all residential property owners to improve and maintain their properties.
10. Encourage street planting, landscaping, and undergrounding of utilities in residential areas.
11. Encourage the limitation of mobilehomes to parks with low density.
12. Encourage the use of clustering for residential development.
13. Encourage the limitation of all residential areas other than those areas designated mobilehome parks to rural residential type development.

Policy 1: Prohibit the division of residential land to less than 2-acre parcels unless property is served by sewers.

Policy 2: Discourage the use of urban improvements such as curbs, gutters, and sidewalks.

#### COMMERCIAL GOALS

##### Overall Goal

Provide for the orderly growth of well designed and located commercial areas which are both convenient for local shopping needs and compatible with the character of the community.



## Goals

1. Promote concentrated commercial areas for future shopping centers, businesses and professional offices in centralized locations with convenient access.
2. Avoid the strip approach for future commercial development.
3. Encourage only those commercial activities which would not interfere either functionally or visually with adjacent land uses or the rural atmosphere of the community.
4. Maintain a proper balance between commercial acreage and population served.
5. Encourage a "Western Style" of architectural design for all commercial structures such as buildings, street lights, and walkways.
6. Protect areas designated as commercial from encroachment by incompatible noncommercial uses.
7. Encourage landscaping of all existing and future commercial structures and parking areas to assure visually attractive land use developments.
8. Design off-street parking facilities for optimum usage and the convenience of all commercial activities being served.
9. Encourage controlled access to commercial parking lots to reduce commercial traffic congestion.
10. Encourage all commercial signs to be limited in size, lighting, and character to blend into the rural atmosphere.
11. Encourage optimum space requirements and building setbacks in the design of all new commercial uses and off-street parking facilities.
12. Encourage clean-up, landscaping, and beautification programs in existing commercial areas.
13. Provide for neighborhood convenience centers designed for small, everyday purchases only when a demonstrated need arises.

Policy 3: When a public sewer system becomes available, a study should be made to determine whether additional commercial land is needed within the community and where, if any, such land should be located.

Policy 4: Where appropriate Policy 3.5 of the General Land Use Element shall be applied when considering zoning for existing legal non-conforming commercial uses within the Country Town Boundary.

Outside the Country Town Boundary legal non-conforming commercial uses may receive commercial zoning if they meet the special circumstances criteria, set forth in the General Plan Implementation Manual.



## INDUSTRIAL GOALS

### Overall Goal

Encourage only those industrial uses which are compatible with and are a direct service to a rural residential and agricultural community.

### Goals

1. Encourage only those light industries which will provide employment and produce goods and services compatible with these industrial goals.
2. Encourage the limitation of light industry to those which will not produce toxic wastes, noxious fumes, noise, or large quantities of solid waste material.
3. Encourage all existing industries to remain and expand in Valley Center.
4. Encourage landscaping of industrial areas (including parking and storage areas) to assure a visually attractive land use development.
5. Encourage all new industrial developments to be concentrated in attractive, well-designed and landscaped industrial parks with ample on-site parking to avoid the scattering of industrial uses throughout the area.
6. Locate industrial parks on fairly level land where they will be compatible with surrounding land uses, accessible to main traffic arteries, capable of being served with all necessary utilities and removed from the more populated residential areas.
7. Encourage new as well as existing industrial facilities to blend into their surrounding areas by utilizing a "Western Style" of architectural design.
8. Discourage all new industrial uses from locating in existing non-industrial facilities.
9. Discourage the encroachment of non-industrial uses in areas designated for industrial use.

## AGRICULTURAL GOALS

### Overall Goal

Maintain and enhance the future of all agriculture and agriculturally-related activities in Valley Center.

### Goals

1. Preserve, promote, and encourage agriculture as the principal industry in Valley Center.



2. Encourage agriculturists to voluntarily retain their land in exclusive agricultural production.
3. Promote Valley Center's agricultural advantages and encourage agriculturists to locate in the community.
4. Encourage and promote agriculture as one of the highest and best uses for open space, floodplains, and areas of relatively steep terrain with good agricultural soils.
5. Encourage the establishment of appropriate minimum parcel sizes for homesites mixed with agriculture on lands that are either too steep and rocky or where the soil is unsuitable for agricultural production.
6. Encourage tax incentives, improvements in the County's Agricultural Preserve Program and tax assessments based on land use to promote economic agriculture.
7. Encourage the use of reclaimed water for irrigation to minimize operational costs as well as to conserve water supplies.

#### RECREATION AND CONSERVATION GOALS

##### Overall Goal

Establish a well-balanced system of parks and recreational facilities which will enrich the lives of all age groups within the community.

##### Goals

1. Encourage the development of two or three large local parks for Valley Center.
2. Coordinate the use of public and quasi-public lands (particularly special district owned land) for future park and recreation facilities.
3. Provide a community recreation center which would include a park, an all purpose building and recreation services to all age groups.
4. Provide for orderly growth of recreational facilities and park sites as the growth of the community warrants.
5. Locate local parks next to existing and future schools and encourage joint use of facilities.
6. Provide sufficient expansion space at future park sites for both the passive (e.g., lawns and tables) and active (e.g., athletic fields) recreational needs of all age groups.

7. Provide a system of trails exclusively for horseback riding and hiking adjacent to agricultural areas, public lands, and roads, and integrate this system with existing and proposed trails within the San Diego region. These trails should provide north-south and east-west access throughout the area and lead to specific destinations.
8. Encourage the development of commercial recreational facilities.
9. Encourage the early establishment of park and recreation facilities to insure proper location, adequate size, and lower costs.

#### CIRCULATION GOALS

##### Overall Goal

Develop a balanced and aesthetic circulation system throughout Valley Center which meets present as well as future needs and provides convenient and safe transportation for vehicular, equestrian, bicycle and pedestrian traffic.

##### Goals

1. Encourage the orderly and timely improvement of heavily traveled unpaved roads.
2. Encourage the provision of adequate space for the expansion of new as well as existing streets, roadside and median strip beautification, landscaping and non-vehicular traffic.
3. Provide adequate off-street parking for all land uses to minimize traffic congestion.
4. Promote traffic safety by establishing safe speed zones at pedestrian and equestrian crossings located at logical points on all major thoroughfares and near schools, shopping centers, and parks.
5. Minimize noise from all motor vehicles.
6. Design and develop road patterns which follow the natural contours of the terrain and avoid grid pattern streets.
7. Construct roads so as to minimize cuts and fills and not disturb existing rock outcroppings and trees wherever possible.
8. Minimize use of signs and billboards; design identification and informational signs and all other outdoor advertising to blend into the natural surroundings in order to maximize traffic safety and beautification of the community.
9. Encourage the construction of walkways, curbs, and gutters only in commercial and industrial areas in an effort to maintain the rural atmosphere of Valley Center.
10. Provide bicycle and pedestrian paths along roadways leading to schools, commercial areas and parks. These paths should be separated from the actual roadways and should prohibit all motorized vehicles.
11. Encourage the designation of all major routes through the planning area as scenic routes and corridors.



## PUBLIC SERVICES GOALS

### Overall Goal

Provide an optimum level of coordinated public services efficiently and effectively.

### School Goals

1. Continue to upgrade the existing level of public education and facilities.
2. Insure the early selection and acquisition of future school sites that are adequate in size and properly located to best serve the community.
3. Maximize the use of school facilities by utilizing them for after-hours recreation, education, and meeting purposes.
4. Locate schools in areas free of disturbing factors such as heavy traffic flow or incompatible land uses.
5. Locate schools in areas which will permit safe and direct access for a maximum number of pupils.
6. Encourage the dedication of land for schools or the payment of fees in lieu thereof from all new subdivisions of land.

### Public Utilities Goals

1. Provide for the orderly expansion of sewer, water, gas, electricity, and telephone services at both an optimum level of service and the lowest possible cost in taxes and utility charges.
2. Use the most care to preserve the natural landscape in providing public utilities.
3. Continue to underground all utilities in new subdivisions and encourage the systematic undergrounding of existing utilities with the ultimate goal of having all distribution lines underground where practical by 1990.
4. Encourage the orderly extension of natural gas lines throughout the community.
5. Encourage a high level of telephone service and install additional equipment to facilitate the availability of private lines at reasonable rates.
6. Encourage all public utilities to landscape and install vegetative screening around their facilities.
7. Encourage maximum water and sewage reclamation, water conservation, recharging of underground waters, creation of recreational lakes, and use of natural channels for transporting reclaimed water.

8. Locate utility systems and related services in accordance with the community plan which indicates the level of services to be provided and the location of facility sites for the entire planning area.
9. Establish programs insuring maintenance of high quality water.
10. Support efforts by public and private agencies to reclaim and recycle waste materials.
11. Provide public street lighting at intersections of major roads and areas needed for safety. All other street lighting should be limited to commercially developed areas. This would allow the rural character in residential neighborhoods to prevail and would retain the dark sky over Valley Center.

Policy 5: Provide public sewers under the control and supervision of the Valley Center Municipal Water District only in those areas where the County Department of Public Health or other responsible public agencies determine that high groundwater or other conditions have caused or may cause individual sewage disposal system failure.

Policy 6: Encourage the use of wastewater reclamation system to serve areas within the Country Town, and areas adjacent to Valley Center Road easterly from Cole Grade Road to Lake Wohlford Road.

Policy 7: Limit the use of public sewers to areas within the Country Town boundary and those areas which have been determined to have sewage disposal system failures.

#### Flood Control Goals

1. Encourage the retention of natural creek channels and encourage only those uses compatible with potential flooding such as agriculture, parks and recreation, riding and hiking trails, and other open space activities in the 100-year flood-plain areas unless land can be raised to a suitable level.
2. Discourage the construction of all private buildings and structures in areas subject to recurring major flooding and limit the construction of all public facilities to such areas to projects compatible with the community plan.
3. Encourage only the construction of grass-lined or riprap-lined flood control channels when channelization is absolutely necessary.



Policy 8: The County will review all discretionary development permits in floodplains. Where watersheds are five-square miles or more, all floodways shall be left in their natural condition, except that rip-rap or grass-lined channels shall be permitted in appropriate situations. Watercourses with drainage areas of one to five square miles should be maintained in their natural conditions; pipes or concrete channels should be avoided.

Policy 9: 100-year Floodplain should be mapped by Sanitation and Flood Control for the whole Valley Center area.

#### Other Public Services Goals

1. Locate rehabilitation facilities, medical centers, and convalescent homes in areas compatible with surrounding land uses.
2. Provide a high level of law enforcement, medical care, ambulance and emergency services, fire protection, and library services.
3. Encourage the early acquisition of land for cemetery facilities.
4. Encourage close coordination in planning with all Indian reservations to insure compatible land use relationships in Valley Center.
5. Encourage only those types and patterns of development which minimize public expenditures due to water and air pollution, fire hazard, soil erosion, silting, slide damage, flooding and hillside cutting and scarring.
6. Encourage public agencies to provide for the most economical use of public lands and funds with the objectives of the community plan.
7. Encourage public agencies to coordinate public works projects and to exercise joint powers agreements to increase efficiency.

## CHAPTER 4

### LAND USE

Most of Valley Center is planned for rural type land uses, such as estate, agriculture, and multiple rural use. However, the population is expected to more than double from its 1970 figure of around 4,000 to 12,500 in 1995. These new residents will play a significant role in shaping Valley Center's future land use patterns.

The Valley Center Planning Area's overall goal is, in part, to "achieve the best possible overall environment for rural-residential living." Agriculture plays an important role in providing both a healthy economic outlook and a rural environmental setting. The plan, therefore, encourages both light agriculture and areas for large lot residences. Accommodation is also made for some smaller lot residences and commercial and industrial support functions.

Of the several mandatory plan elements required by State law, the Land Use Element most directly influences community growth and development patterns. The Land Use Element of the Valley Center Community Plan designates the location, extent, and distribution of uses for the community's land.

Housing, business, industry, agriculture, recreation, education, public building and grounds, and other categories of public and private uses are designated. This element includes recommended standards of population densities and building intensities to be applied to the lands in the community planning area.

#### RELATIONSHIP WITH REGIONAL LAND USE ELEMENT

The Valley Center Community Plan implements the goals and policies of the Regional Land Use Element (Part II of the County General Plan). It also implements, in part, the Regional Growth Management Plan which was approved in concept by the Board of Supervisors on August 16, 1978. The Growth Management strategy implemented in the Regional Land Use Element and this plan attempts to guide new urban development into those areas of the County where urbanization will be least costly, conserve future options for development, and help meet the housing and other needs of County residents.

The Regional Categories shown on the Regional Land Use Element map delineate the pattern of urban development to take place in this region through the year 1995. The Land Use Designations shown on the Valley Center Community Plan will be used to implement the Regional Categories. The consistency between the Regional Categories and the Community Plan Land Use Designations is shown in the Compatibility Matrix (see page     ). Twenty-five (25) Land Use Designations provide for various residential, commercial, industrial, agricultural, and special uses.

In a similar manner, Use Regulations in The Zoning Ordinance will be used to implement the Land Use Designations. The consistency between the Land Use Designations and Use Regulations is also shown in the Compatibility Matrix. A complete listing of additional policies, procedures, and guidelines necessary to implement this plan is contained in the Plan Implementation Manual.



## REGIONAL LAND USE ELEMENT POLICIES

### POLICY 1: REGIONAL CATEGORIES

The following Regional Categories shall guide development within the Valley Center area of the County. These categories are delineated on the Regional Land Use Map.

#### 1.3 ESTATE DEVELOPMENT AREA (EDA)

The Estate Development Area combines agricultural and low density residential uses (parcel sizes of two (2) to twenty (20) acres will apply). Included in the category are those areas outside the Urban Limit Line but within the boundaries of the County Water Authority.

- Where authorized, parcel sizes of two (2) to twenty (20) acres or larger will be permitted depending on the slope criteria in the underlying Community or Subregional Plan Land Use Designations.
- Clustering or lot averaging will be permitted, providing:
  - the project will not require urban levels of service, and
  - at least 40% of the project area is in permanent open space.
- Where groundwater is the sole source of water supply, the guidelines for land development as stated in the County Groundwater Policy will apply.

#### 1.4 RURAL DEVELOPMENT AREA (RDA)

The Rural Development Area includes all privately owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes will generally be dictated by the availability of groundwater and other environmental and resource constraints.

- Where authorized, parcel sizes of four (4) to twenty (20) acres or larger will be permitted depending upon the Land Use Designations on the applicable Community or Subregional Plan map, and the guidelines for land development as stated in the County Groundwater Policy.

#### 1.5 COUNTRY TOWNS (CT)

This category applies to existing, small historically established retail/residential areas serving surrounding low density rural areas or functioning as resorts. They are designated for generally one acre lots or more intensive uses and are clearly removed geographically from existing or projected urban areas.

The Element provides for containment but at the same time allows for low density urban development within the town itself. Outside of the towns, the surrounding Estate or Rural Area development standards will apply. This simple approach establishes a minimum of planning restriction while maximizing the integrity of the rural atmosphere associated with the Country Towns.

- Uses and densities will be those permitted by the applicable Community or Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- Expansion of Country Town boundaries will be discouraged but will be permitted to meet emergency health and safety needs of contiguous subdivided land.

#### 1.6 ENVIRONMENTALLY CONSTRAINED AREAS (ECA)

Environmentally Constrained Areas include floodplains, lagoons, areas with construction quality sand deposits, rock quarries, agricultural preserves, and areas containing rare and endangered plant and animal species. Development in these areas, while guided by the County General Plan, should be preceded by thorough environmental review and implementation of appropriate measures to mitigate adverse impacts.

- Uses and densities will be those permitted by the applicable Community and Subregional Plan map, The County Zoning Ordinance, and, where applicable, the Groundwater Policy.
- The resource responsible for the designation of an ECA shall be identified and appropriate mitigation measures included in any project approval.
- Flood prone areas which are not planned for stabilization will be retained in natural, open, and other non-urban uses.
- Areas designated Agricultural Preserve shall be designated "Environmentally Constrained Areas."

The following Land Use designations are consistent with the Regional Categories described above and are delineated on Community Plan Map:

#### RESIDENTIAL

Encouragement will be given to developers to construct innovative housing types consistent with the densities on the plan, the rural-agricultural environment of the community, and the anticipated demands for a variety of housing. The current feeling in the community is toward fewer mobilehomes on single parcels of land. Those that occupy Valley Center now and in the future are encouraged to beautify their premises and surrounding grounds.

The Valley Center residential goal is to "Maintain and enhance the existing rural atmosphere of the Valley Center area while accommodating a gradual, orderly increase in residential development which harmonizes with the natural environment." To meet with this goal, the plan designates three residential designations: Urban Residential 1, Estate and Multiple Rural Use. Clustered development is a desirable method of development for all of these designations. Use of Planned Residential Development will allow concentration of densities while preserving the area's natural features and visual amenities such as water courses, wooded areas, and irregular terrain.

A Country Town boundary has been added to Valley Center's planning area. Generally, this area was given a designation Urban Residential 1. There are, however, severe septic tank suitability problems in this area; therefore, no parcel size shall be smaller than two (2) acres until the area receives public sewer service.



## URBAN RESIDENTIAL DESIGNATION

The Urban Residential Designations promote residential uses as the principal and dominant use. Civic uses may be consistent with these designations if these uses tend to support the local population. A variety of building types is encouraged.

### DESIGNATION

### MAXIMUM DENSITY

#### (1) Residential

1 du/gr. ac. where the average slope does not exceed 15%

1 du/2gr. ac. where the average slope is greater than 15% and does not exceed 25%

1 du/4 gr. ac. where the average slope is greater than 25%

## NON-URBAN RESIDENTIAL DESIGNATIONS

These designations provide for areas not intended to develop at urban densities. Urban improvement standards will not apply and urban level services will not be provided. However, public sewers may be provided if high groundwater has or will cause sewage disposal system failures. Commercial uses may be permitted to serve the needs of the residents. There are two Non-Urban Residential Designations:

#### (17) Estate Residential

-- This designation provides for minor agricultural and low density residential uses. Parcel sizes of 2 or 4 acres or larger are required depending on the following slope criteria:

Slope -- 1 dwelling unit per 2 acres (gross) where the average slope does not exceed 25%.

-- 1 dwelling unit per 4 acres (gross) where the average slope is greater than 25%.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate Development Area, Country Town, Environmentally Constrained Area, and Special Study Area Categories of the Regional Land Use Element.

## (18) Multiple Rural Use

- This designation is applied in areas with one or more of the following characteristics: not highly suited for intensive agriculture; rugged terrain; watershed; desert lands; lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. The Multiple Rural Use designation is typically, but not necessarily exclusively, applied in remote areas to broad expanses of rural land with overall low population density and with an absence of most public services.

Minimum allowable parcel sizes are based on slope criteria and criteria established in the County Groundwater Policy. The more restrictive criteria determines the minimum parcel size.

### Slope Criteria:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25%.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

Other than a single-family home on an existing lot, it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.

Minimum allowable parcel sizes are as specified above, provided that requirements for adequate immediate and long-term water supply and subsurface sewage disposal can be met, provided that when environmental analysis indicates that significant unmitigable impacts could occur as a result of the parcel size proposed then larger parcel sizes will be required.

The County may, through zoning regulations, require parcel sizes larger than those specified above for reasons of environmental protection or for other reasons necessary to protect the public health, safety, or welfare.

Clustering when located within the Estate Development Area category of the Regional Land Use Element (Policy 1.3) is permitted within this designation. This designation is consistent with the Estate and Rural Development Area, Country Town, Environmentally Constrained Area, and Special Study Area categories of the Regional Land Use Element.



## COMMERCIAL DESIGNATIONS

The Valley Center business goal is to "provide for the orderly growth of well designed and located commercial areas which are both convenient for local shopping needs and compatible with the character of the community." The community has a good opportunity to plan commercial activities compatible with surrounding land uses. The large amount of vacant land within the commercial designation will enable new shopping facilities to best utilize off-street parking, sign controls, avoid strip development and encourage a western architectural theme.

The plan shows an adequate amount of commercial land use to supply the citizens of Valley Center. The Commercial Designations provide locations for exclusive commercial uses and areas for a mixture of commercial and residential uses. The two Commercial Designations are:

### (11) Office-Professional

- This designation provides areas for administrative and professional services. Residential uses may be permitted under Special Circumstances (SC). This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

Areas within this designation are primarily intended for offices. Other uses may be permitted only after design review and approval. Signs should be strictly regulated and should relate only to services or products available on the site. These areas could also include such uses as professional offices, post offices, hospital and health service facilities, and other service offices.

### (13) General Commercial

- This designation provides for commercial areas where a wide range of retail activities and services is permitted. Residential uses may be permitted under Special Circumstances. This designation would be appropriate for community or regional shopping centers, central business districts, or small but highly diverse commercial development. It is intended that uses permitted within this designation be limited to commercial activities conducted within an enclosed building. This designation is consistent with all categories of the Regional Land Use Element except Estate and Rural Development Areas.

### General Commercial

General Commercial is designed to provide for the shopping and service needs of the entire community. The concentration of commercial will service the needs of the entire community and allow for the location of compatible and attractive businesses. Signs should be kept to a minimum, safe ingress and egress points should be conveniently located on the major roads and a western type architectural theme should be applied to the building. Over 100 acres are shown on the plan which should meet the Community Commercial needs of the Community.

## INDUSTRIAL DESIGNATIONS

The Industrial Goal states: "Encourage only those industrial uses which are compatible with and are in direct service to a rural residential and agricultural community." As stated earlier, this category is more closely allied to heavier commercial activities than to industry. Examples would include research and development firms, specialized manufacturing plants, warehousing, wholesaling, and packing plant operations. Especially pertinent are the heavy activities related to agricultural production. The location of this land use is adjacent to the General Commercial designation, south of the Cole Grade Road/Valley Center Road intersection. The landscaping of grounds, parking areas, and facilities is encouraged in order to create an industrial park-like atmosphere and to contribute to the rustic identity of the community.

The Industrial Designations provide locations for manufacturing, industrial, wholesaling, and warehousing uses based on the potential nuisance characteristics or impacts of a use. The Industrial Designation is:

### (16) General Impact Industrial

- This designation provides for uses exhibiting moderate to severe nuisance characteristics. Typically, large sites are required with direct access to major roads, railroads, and other transportation modes. This designation is consistent with all categories of the Regional Land Use Element except Country Town.

## AGRICULTURAL DESIGNATIONS

Agriculture will continue to provide employment and income to many residents of Valley Center. In general, the country atmosphere which agriculture creates is one of the natural amenities of the Valley Center area. With this in mind, the goal to "maintain and enhance the future of all agriculture and agriculturally related activities in Valley Center" should be accomplished.

These agriculture designations promote agricultural uses as the principal and dominant use. Uses that are supportive of agriculture or compatible with agricultural uses are also permitted. Lot sizes and overall population density will vary based on the suitability of the individual parcels for various crops or agricultural products. No uses should be permitted that would have a serious adverse affect on agricultural production including food and fibre production, horticulture, floriculture, or animal husbandry. There are two agricultural designations.

### (19) Intensive Agriculture

This designation promotes a variety of agricultural uses including minor commercial, industrial, and public facility uses appropriate to agricultural operations or supportive of the agricultural population.

Other uses as may be permitted as appropriate in the individual instance that are supportive of agriculture or compatible to agricultural uses, including but not limited to: golf courses and other low intensity outdoor recreation uses; mineral extraction; radar, radio, telephone or power towers or transmission facilities.



This designation permits 2, 4, and 8 acre parcels under the following circumstances.

One dwelling unit per gross two acres when all of the following findings are made relative to the land in question:

1. at least 80% of the land does not exceed 25% slope.
2. the land is planted, and has been planted, for at least the previous one-year period, in one or more of the following commercial crops as defined by the U.S. Department of Agriculture Soil Survey, San Diego Area (1973): avocados, flowers, tomatoes, and specialty crops.

A continuing supply of irrigation water is available to the land.

The land has access to a publicly maintained road without the necessity of a significant amount of grading.

Two acre parcels on the land will not have a significant adverse environmental impact which cannot be mitigated.

One dwelling unit per gross four acres where the average slope of the land does not exceed 25% and the requirements above cannot be met.

One dwelling unit per gross eight acres where the average slope of the land is greater than 25%.

In connection with commercial, industrial, public facility, public utility electronic installations, and other specialized uses, a smaller parcel size may be permitted in the individual case, provided on-site sewage disposal, zoning, and other site development requirements can be met.

#### (20) Agricultural Preserve

This designation permits the following:

For lands under contract, permitted uses and parcel sizes shall be as specified by the contract.

For lands within the preserve boundaries but not under contract, uses and parcel sizes shall be determined by the Use Regulation. This designation is consistent with all categories of the Regional Land Use Element.

### 2.6 SPECIAL PURPOSE DESIGNATIONS

#### (21) Specific Planning Area

- This designation is used where a specific plan has been adopted or must be adopted prior to development. Land within this designation typically has environmental constraints or unique land use concerns which require special land use and/or design controls. The overall density permitted in a Specific Planning Area shall be designated on the Community or Subregional Plan map. This designation may be consistent with all categories of the Regional Land Use Element.

Land should not be designated for urban development by means of the Specific Planning Area Land use category unless such urbanization is consistent with the goals and criteria pertaining to the location of urban uses as found in the text of the Valley Center Community Plan.

Once land is designated as a Specific Planning Area no major or minor tentative subdivision maps nor reclassifications to more intensive zones shall be approved except in accordance with an adopted Specific Plan, as described in Section 65451 of the California Government Code.

Upon designation, a Specific Planning Area category shall indicate the maximum overall average residential density to be permitted by any subsequently adopted Specific Plan. Maximum overall average residential density shall be defined as the maximum allowable total number of dwelling units divided by the total number of acres being amended to the Specific Planning Area category.

The Board of Supervisors may indicate by resolution of adoption of a Specific Planning Area designation any goals, objectives, or conditions it deems appropriate. Such portions of the resolution of adoption shall become a part of the General Plan. Any Specific Plan adopted pursuant to the designation of a Specific Planning Area shall be consistent with these goals, objectives, and conditions as well as all other appropriate portions of the County General Plan.

Any zone in the San Diego County Zoning Ordinance may be found consistent with the Specific Planning Area category.

This category is designed to accommodate residential uses integrated with recreational facilities. Typical development should include recreational areas such as golf courses, recreational vehicle parks, equestrian centers, and housing. Maximum overall gross density permitted would be two dwelling units per acre. Limited supporting facilities such as hotels, motels, restaurants and specialty shops for use by residents and guests could also be included. Use of Planned Residential Developments will be encouraged. Residential uses should be limited to those areas where adequate public services, such as a regional sewer and water system, major access routes, schools, and fire protection facilities can be provided.

#### (22) Public/Semi-Public Lands

- This designation indicates lands generally owned by public agencies. This designation includes military bases; Indian reservations; cemeteries; institutions; public parks including Regional Parks; County airports; and other public and semi-public ownership. Any proposal for private development within this designation will be reviewed by the appropriate agency to assure that there will be minimum adverse effect on that agency's property or plans for that property.



For areas in private ownership, lot sizes shall be determined by the following criteria and standards:

- 1 dwelling unit per 4 acres (gross) where the average slope does not exceed 25% and each parcel has frontage on a publicly maintained road.
- 1 dwelling unit per 8 acres (gross) where the average slope is greater than 25% and does not exceed 50%.
- 1 dwelling unit per 20 acres (gross) where the average slope is greater than 50%.

This designation is consistent with all categories of the Regional Land Use Element.

## CHAPTER 5

### RECREATION AND CONSERVATION

With agriculture, rolling hills and a relatively sparse population, all of Valley Center takes on an open park-like appearance. The park and recreation goal for Valley Center states "Establish a well-balanced system of parks and recreational facilities which will enrich the lives of all age groups within the community." With these thoughts in mind, the Valley Center Planning Group designated a number of general areas for community parks and local parks as well as specific sites for specialized recreation to meet the future parks and recreation needs of the community.

#### PARKS

Small parks of 5 to 10 acres, to be located adjacent to existing and proposed school sites, are planned for local use in conjunction with school playground facilities. It is anticipated that these parks would be multi-purpose but they would generally tend toward active recreational pursuits. The size of these sites has not been determined, but at the time of purchase of future school sites, consideration should be given to the best location and amount of land needed for local parks. The general areas anticipated for these sites are: near the existing site of the elementary school and proposed school, in the vicinity of Old Castle Road and Lilac Road, in the general area around Valley Center Road and Woods Valley Road and, finally, in conjunction with the future high school site somewhere in the central Valley Center area.

Two other park sites are also shown on the map in their approximate locations on the plan. They will be somewhat larger than the sites adjacent to schools and their uses will primarily be active. The first site is located on Aerie Road. It was the former 40 acre landfill site. This park will be equestrian and animal oriented. The second site is shown adjacent to the existing community hall and is to be used for active reaction.

#### ENVIRONMENTAL

Protection of Environmental Quality covers a wide gamut of environmentally oriented topics. Included are natural resources such as woods, water, soils, minerals, fish and wildlife, as well as other less precise categories such as scenic vistas, steep slopes, severe rock outcropping, and pollution free climate, to name but a few. The Valley Center Planning Group recognizes the importance of conserving the environment and the resources which have made Valley Center such an enjoyable place in which to live.

Valley Center is in a natural park-like setting. Scenic views abound from virtually every part of Valley Center, with mountains, valleys and vegetation all contributing to this feeling of openness. In addition, rugged rock outcropping, natural stands of trees, creekbeds, hillsides, and wildlife abound in the community and contribute to Valley Center's natural scenic beauty.



Pollution disturbs the beautiful and tranquil setting of any community by disrupting natural scenic views, creating unhealthy conditions and disturbing the peace. Thus pollution is of great concern to the residents of Valley Center and they have made positive proposals to retain their healthy environment. Only non-polluting commercial and industrial operations are encouraged. Strict adherence to public health standards regarding septic tank construction will aid in eliminating water pollution. Visual pollution is discouraged through screening of unsightly activities as well as architectural themes in commercial and industrial areas and clean up campaigns in agricultural and residential areas. Aesthetic and scenic considerations are inherent in all facets of the Valley Center plan. Their preservation is all important in the course of future community development.

Resource Conservation Areas have been adopted which identify lands requiring special attention in order to conserve resources in a manner best satisfying public and private objectives. The appropriate implementation actions will vary depending upon the conservation objectives of each resource but may include: public acquisition, establishment of open space easements, application of special land use controls such as cluster zoning, large lot zoning, scenic or natural resource preservation overlay zones, or by incorporating special design considerations into subdivision maps or special use permits. Resource Conservation Areas shall include but are not limited to groundwater problem areas, coastal wetlands, native wildlife habitats, construction quality sand areas, littoral sand areas, astronomical dark sky areas, unique geologic formations; and significant archaeological and historical sites.

Within Resource Conservation Areas, County departments and other public agencies shall give careful consideration and special environmental analysis to all projects which they intend to carry out, propose, or approve, and shall select those conservation actions most appropriate to the project and consistent with the intent of this overlay designation.

The following listing is the adopted resource conservation areas in Valley Center with specific resources noted:

1. Lancaster Mountain - Keys Canyon - Lilac Creek.  
This long, narrow area is mainly important for the Riparian and Oak woodland habitats that exist in the stream bottom. Lancaster Mountain contains Mixed chaparral, wildlife habitat and is a scenic landmark.
2. Moosa Canyon.  
This area contains a large canyon with Oak and Riparian woodlands. A small waterfall exists in a portion of the canyon. The area is an important wildlife habitat because of the continuous nature of the woodlands and includes some chaparral covered slopes on the canyon sides for wildlife habitat.
3. Keys Creek.  
This is another long, narrow Riparian and Oak woodland lined stream bottom.

4. Rancho Guejito - Pine Mountain - San Luis Rey River.  
This is the most important resource area in the planning area and extends outside of the plan boundaries. Resources in this area include extensive Riparian woodland in the San Luis Rey River Valley, large growth Mixed chaparral and Oak woodlands on north facing slopes and a small area of coniferous trees in the eastern portions. The southernmost population of the Pacific Madrone tree grows on Rodriguiz Mountain. This tree is normally associated with Northern California.
5. Burnt Mountain.  
Resources to be protected in this area include Oak woodlands and inter-mixed heavy chaparral. This area serves as wildlife habitat and visual landmark.
6. Valley Center Ridge.  
This scenic, steep, high ridge also contains a diversity of Oak woodlands and large growth chaparral.
7. Chaparral Ridge.  
This Resource Conservation Area is designed to encompass the large, scenic rock slab north of Woods Valley Road.

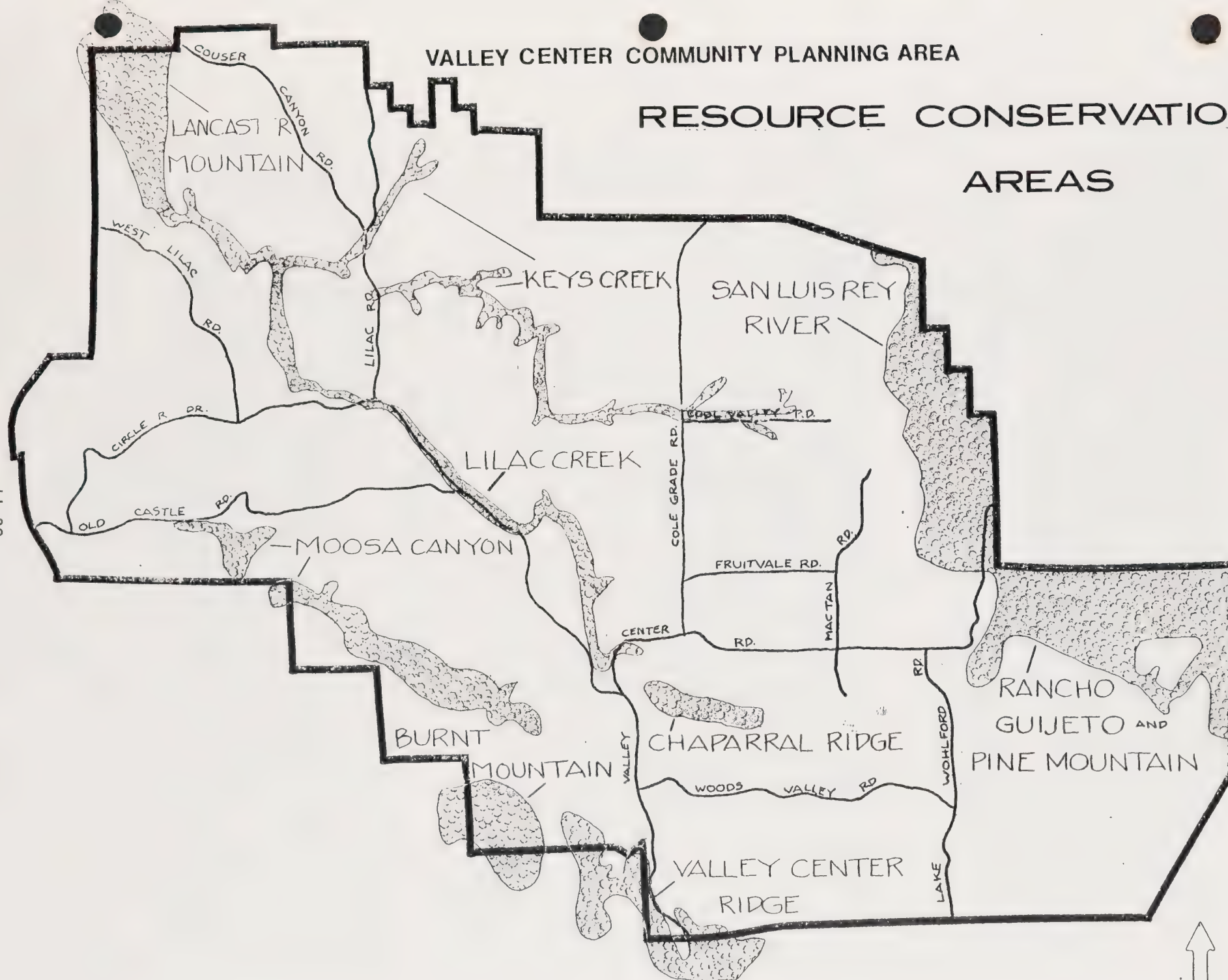
The areas are also identified on the Resource Conservation Areas map, a 1"=2mi. scale map contained in the Conservaton Element. A full description of the Resource Conservation Areas policies and programs is contained in Chapter 2 of the Conservation Element, pages X-12 through X-14.



VALLEY CENTER COMMUNITY PLANNING AREA

RESOURCE CONSERVATION  
AREAS

11-29



SCALE: 1"  $\approx$  8,000'

## CHAPTER 6

### CIRCULATION

The overall circulation goal for Valley Center is to "develop a balanced and aesthetic circulation system throughout Valley Center which meets present as well as future needs and provides convenient and safe transportation for vehicular, equestrian, bicycle, and pedestrian traffic."

The citizens of Valley Center recognize the need to provide not only motor vehicle rights-of-way, but to satisfy the increasing demand for bicycle trails and horseback riding and hiking paths.

#### Circulation System

As the community grows, many of the roads in Valley Center may become congested under normal driving conditions. Already, during morning and evening rush hours, commuter traffic in and out of Valley Center creates overcrowded conditions. The primary route into the community is Valley Center Road from Escondido to the south. Valley Center Road, which traverses a rather steep grade, is often blocked by slow moving trucks and other vehicles. For this reason, Valley Center Road up to Cole Grade Road will have to be widened and straightened and brought up to prime arterial standards during the period of the plan. The major roads traversing those portions of the plan area that show high residential densities include the following: Lilac Road, Old Castle Road, and Cole Grade Road. Each of these routes should be upgraded when major development occurs and should be shown on the County Circulation Element for improved status. Two other major roads, Valley Center Road east of Cole Grade Road and Lake Wohlford Road, are also shown on the Circulation Element. Other pockets of residential development along west Lilac Road and Paradise Mountain Road may create a need to upgrade these roads when said development occurs. One freeway borders the area, Interstate 15, which will be widened to freeway standards on an alignment similar to its present route. All roads shown on the circulation element should be considered for scenic highway status to protect and enhance the surrounding environment.

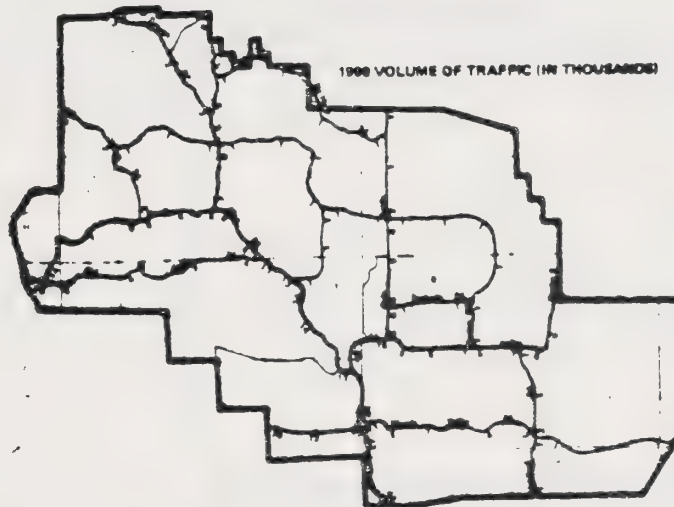
#### Trails System

Two trails elements concern the citizens of Valley Center; the bicycle trail system and the riding and hiking trail system. Both have been approved by the Valley Center Planning Group. The bicycle trail system generally follows the alignment of existing roads. The major route which will eventually be improved to riding standards enters the planning area from the south on Valley Center Road looping around to the intersection to Cole Grade Road where it extends north until it joins Highway 76 outside the planning area. At the intersection of Valley Center Road and Cole Grade Road the system also extends east along Valley Center Road to Lake Wohlford Road where it continues south of Lake Wohlford Road until it leaves the planning area. Another route borders the planning area by following the present alignment of I-15 (old 395).

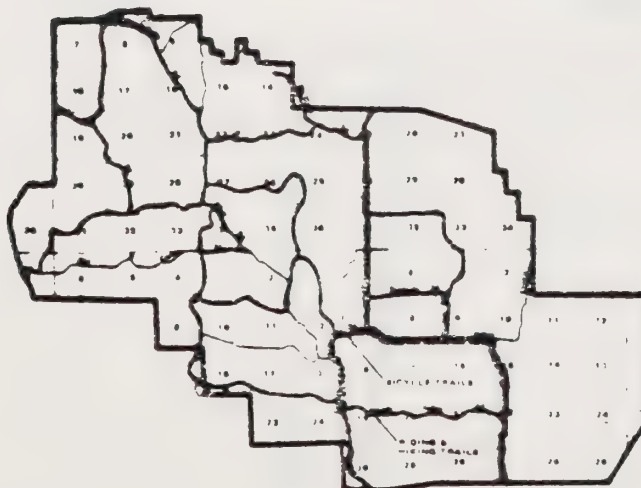


The riding and hiking trail system criss-crosses Valley Center providing horse riders and hikers with protected and scenic trails on which to ride and walk. Great care was made to avoid as many orchards and groves as possible so as to minimize the possibility of vandalism and accidental damaging of crops and irrigation equipment. The system connects to the regional system and provides a supplemental trail network for Valley Center residents.

## FUTURE TRAFFIC ASSIGNMENT

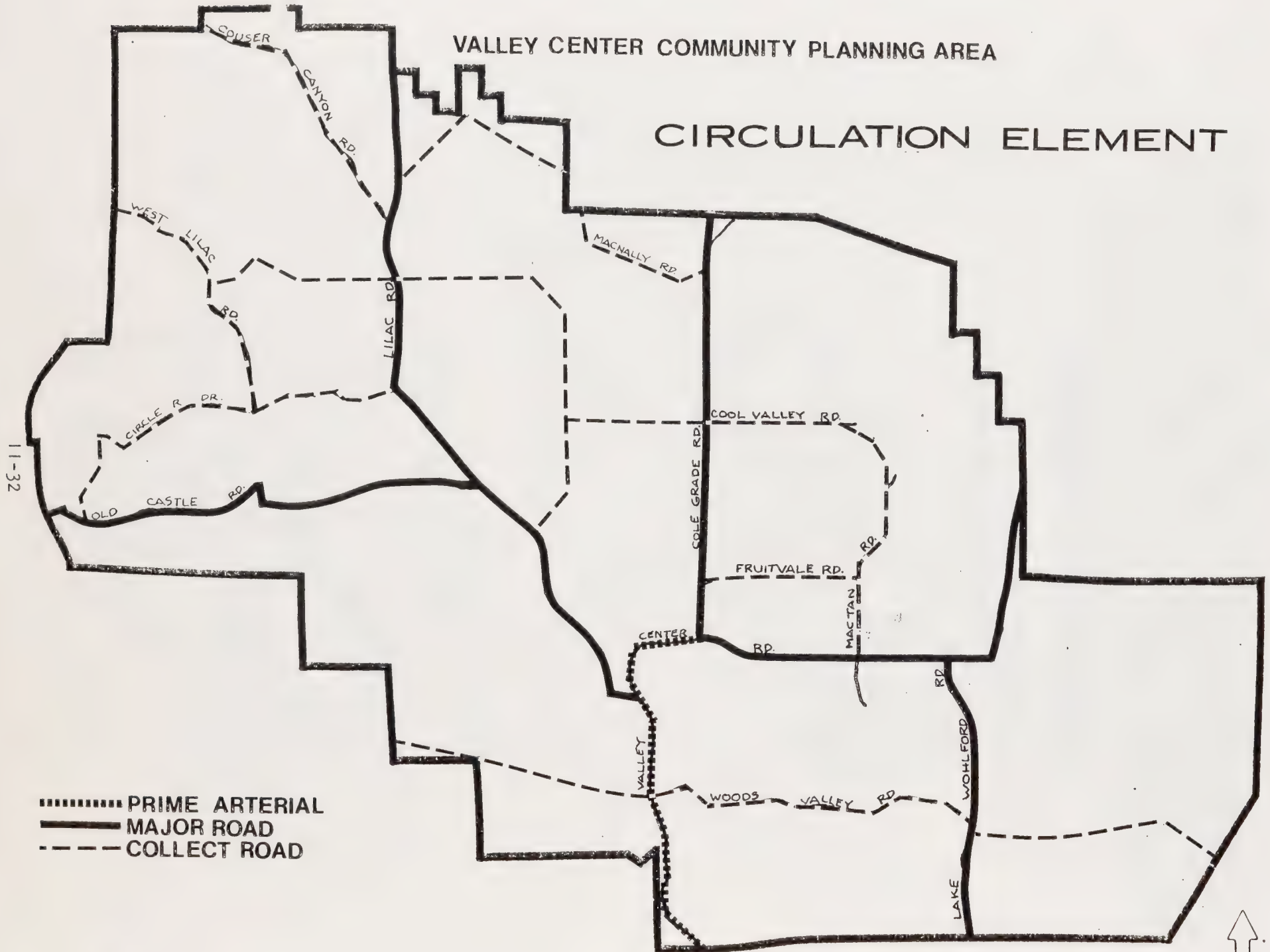


## RIDING & HIKING, AND BICYCLE TRAILS



# VALLEY CENTER COMMUNITY PLANNING AREA

## CIRCULATION ELEMENT



..... PRIME ARTERIAL  
———— MAJOR ROAD  
----- COLLECT ROAD

SCALE: 1" = 8000'



11-32



## CHAPTER 7

### PUBLIC SERVICES AND FACILITIES

One of the more important reasons for designating various land uses on the plan is the achievement of a high level of efficiency and economy in the provision of public services, utilities and facilities to the community. Because of the overriding requirement that Valley Center citizens pay their fair share of the costs, the Valley Center goals desire to "provide an optimum level of coordinated public services efficiently and effectively." To better accomplish this, numerous meetings were held between the staff, members of the citizens' planning group and the various public agencies, special districts and private utilities companies. Coordination was attempted between these groups in order to bring their plans, policies, and procedures into harmony with the community's adopted goals and this plan. The following section is a result of these conferences and discussions.

#### SCHOOLS AND EDUCATION

Generally accepted planning principles were employed to project the future demand for school facilities. Early acquisition of sites which are well located and adequate in size should continue to be a high priority. A continuation of the high quality education program espoused by the Valley Center Union School District should be maintained.

##### Elementary Schools

Valley Center is in need of additional elementary school facilities, a problem which will continue as the population increases. The existing schools are at capacity and are beginning to utilize portable units.

Long-term planning to implement the Valley Center Plan will require the acquisition of additional sites for elementary schools. The highest priority location from the standpoint of the school district is in the Old Castle Road - Lilac Road Area. This site is needed because of the large number of students bussed from this area and the potential population which could be generated from the residential categories in Moosa Canyon and in the Old Lilac area. A second site is shown on the plan in the Valley Center Road - Woods Valley Road area. This site would be necessary to accommodate the student population from the surrounding area which may have high density because of its high concentration of relatively small lot sizes.

Approximately 10-12 acres are generally needed for an elementary school. This acreage plus that which would be purchased for an adjacent local park could bring the total size to around 20 acres. The sites shown are only generally located on the plan but should adequately handle the future elementary school population of 12,500 residents.

## High School

At present, high school students in Valley Center attend school in Escondido. This arrangement will probably continue for the duration of the plan. However, because of the community identity which can be gained from a high school, the relatively isolated location of the community, the eventual need for such a facility, and the desire to purchase sites well in advance of need, a site has been shown on the plan. With approximately 6-8% of the population in the high school age group the 20 year projected population of 12,500 would generate only 600-800 high school students. This number is at the low or marginal end of the justification for a high school. However, a site should be chosen early in order to provide adequate size and proper location in the proximity of central Valley Center. The acreage set aside should be at least 40 acres in size. Since it would be appropriate to locate the school administration offices in this vicinity, as well as a local park, a larger piece of property in the 60 acre range would not be inappropriate.

## PUBLIC UTILITIES

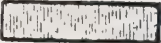
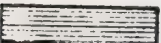








### Gas and Electric

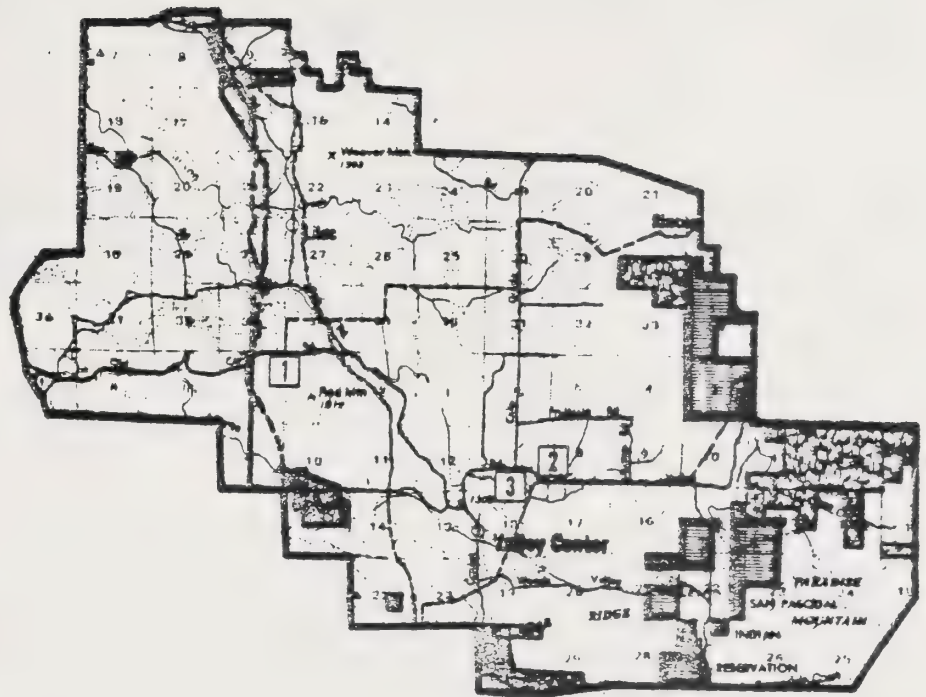
Valley Center is served by both the San Diego Gas and Electric Company and the Pacific Telephone and Telegraph Company. It is expected that San Diego Gas and Electric will be able to meet the future electrical needs and requirements of Valley Center. A substation in the vicinity of Valley Center Road and Vesper Road will be necessary in the near future to meet the growing electrical needs and demands of the area. This substation will be served by existing transmission lines and/or extensions thereof. The projected population of 12,500 is estimated to utilize 25,000 kilovolt amperes at peak electrical demand. Currently, gas service is provided in the central area with future expansion available. The yearly gas consumption in 1995 is estimated to be 4,000,000 therms (one therm equals 100,000 BTU's). Both consumption figures are average for a rural-residential and agricultural community. Residential use is approximately one-third of the total energy load. These figures could change in the future to reflect different lifestyles or changes in commercial and industrial growth and modes of transportation. In addition, the San Diego Gas and Electric Company has agreed to permit regulated use of its fee-owned utility corridors for non-motorized riding and hiking trails. Such use would require proper agreements to indemnify San Diego Gas and Electric Company of possible liability involved.

## SANITATION

The Valley Center Community Planning Group is on record as encouraging the provision of public sewers for a limited portion of Valley Center. The area to be served by a waste water reclamation facility may include 1) all or any part of the Country Town; 2) properties in the vicinity of Valley Center Road easterly from Cole Grade Road to Lake Wohlford Road; and 3) such areas as may be identified by the San Diego County Department of Public Health or other responsible agency as having existing or potential subsurface disposal problems. Land not meeting one of the three criteria shall be served by individual septic systems. The development of a waste water treatment and reuse facility and its financing through an assessment district will result in the reduction of public health hazards and the enhancement of the environment.

# **PUBLIC LANDS AND UTILITIES**

-  B. L. M. Lands
-  Indian Lands
-  Public Utility Lands
-  Aquaduct R-O-W
-  S.D.G. & E. R-O-W
-  Gas Line
-  Electrical Lines
-  1 Lilac Substation
-  2 Proposed Substation
-  3 Telephone Office





## SOLID WASTE

At this time, there is no landfill within the Valley Center Plan area. There is a need to construct a solid waste transfer station to provide for solid waste disposal.

## WATER

Water is a valuable resource in Valley Center. While much of the potable water comes from the Colorado River via the first San Diego aqueduct, there are numerous wells pumping regularly to provide water for irrigation. The Board of Directors of the Valley Center Municipal Water District has reviewed the Valley Center Community Plan and found it in general agreement with District water plans and projections. The primary demand for water will remain agricultural, but with an increasing number of housing hookups anticipated.

## FLOOD CONTROL

The Valley Center goals call for retaining creek channels in their natural state by encouraging only compatible land uses such as agriculture, parks and recreation, riding and hiking trails, etc. The basic flood control goal is, therefore, flood-plain preservation in a manner that maintains the beauty of natural streams whenever feasible and, if channelization is absolutely necessary, the construction of only rip rap or grasslined channels is encouraged. Development of land within the 100-year flood plain should not occur unless appropriate measures are taken to prevent flood damage to the structures.

## OTHER COMMUNITY FACILITIES

Other public facilities to serve the needs of the future population of Valley Center include fire and police protection, medical services, cemeteries, libraries, and meeting facilities. Existing facilities as of 1970, are shown on the Public Facilities Map, however, future sites are not shown as most of them will be located in or close to the appropriate land use to be served when the needs arises and the community desires the service.

## FIRE

Structural fire protection in Valley Center is provided by the Valley Center Volunteer Fire Department. The Department was organized in 1975, under the California State Health and Safety Code.

As of April, 1980, the Valley Center Volunteer Fire Department had two triple combination fire trucks, one 1-1/2 ton brush truck and a utility rescue vehicle. All vehicles are housed at the Department's 3,300 square-foot fire station at Lilac and Valley Center Roads.

The Department has 24 trained volunteers. The Department also has one full-time paid captain on duty from 7:30 a.m. to 4:30 p.m. , Monday through Friday. The salary has been paid by community donations from July, 1978. A designated volunteer assumes duty from 4:30 p.m. to 7:30 a.m. , plus Saturdays and Sundays.

Although the Valley Center Volunteer Fire Department provides mutual aid and protection to structures threatened by brush fires, brush fires are the responsibility of the California Division of Forestry. Mutual aid is also provided by Deer Springs and Rincon-Pauma Volunteer Fire Departments. San Diego County provides gas, some equipment, insurance, and dispatching.

- Serious consideration should be given to establishing a Fire Protection District for Valley Center.

The other aspects of fire fighting (waterlines, hydrants, personnel, and the alarm and dispatch system) appear adequate for the plan period if constant adherence to safe fire standards is maintained.

#### POLICE PROTECTION

The existing sheriff's station is located within the Fire Department's facility on Lilac Road. It is adequate to meet current demands. Additional men and equipment are needed now and even more will be needed as the population increases.

#### MEETING FACILITIES

Currently, the most heavily used facility in Valley Center for general meeting purposes is the Community Hall. The Valley Center Community Services District, which operates and maintains the Hall, will constantly be improving this facility throughout the period of the plan so as to provide adequate meeting space for all of Valley Center's recognized groups.

#### CEMETERY

The present cemetery site is adequate for current needs and the Valley Center Cemetery District has been formed but is having financial problems due to Proposition 13.

#### LIBRARY

The existing library is well situated in the center of the Community Commercial designation and is of sufficient size to adequately handle Valley Center's reading needs for the foreseeable future.

#### MEDICAL SERVICES

At present, Valley Center is served by three primary care facilities, including a branch of the North County Health Clinic, plus the offices of two physicians in private practice. The Indian population is served by the Pauma Reservation Health Service. Many, if not most, emergency medical calls are routed through the Valley Center Volunteer Fire Department.

This arrangement is unsatisfactory as regards the present population, and will grow evermore unsatisfactory as the population grows, for two principal reasons:

1. The Valley Center Volunteer Fire Department, in common with other Volunteer Fire Departments throughout San Diego County, operates under strict regulations from the County Board of Supervisors, which forbid them under any circumstances:

- a. To transport sick or injured persons to any medical care facility;
  - b. To administer intra-muscular or intra-venous medication, or to start simple intra-venous fluids for persons in shock;
  - c. To use any form of airway. This restriction accounts for an unknown number of deaths, since ordinary cardiopulmonary resuscitation (CPR) is often ineffective if the victim vomits, and if no artificial airway can then be used to assure that air will reach the victim's lungs.
2. Because of the restrictions described under 1., emergency transportation must be called from Escondido, which entails significant delays in emergency cases, and often results in emergency victims being transported past three primary care facilities for a distance of several miles, to be treated in the crowded emergency room in Escondido.



## CHAPTER 8

### IMPLEMENTATION

#### ZONING MATRIX

The Government Code Section 65860 requires that the County Zoning Ordinance must be compatible with the objectives, policies, and general land uses and programs specified in the adopted General Plan.

The following Use Regulations shall guide development consistent with the Regional Categories of the Regional Land Use Element and Land Use designation. Use Regulations are part of The Zoning Ordinance. Specifically, the Use Regulations consistent with each Use Designation shall be categorized as follows:

#### CONSISTENT USE REGULATION (CUR)

- These represent Use Regulations that are consistent with the specific Land Use Designation under consideration. Guidelines for their application are contained in the Plan Implementation Manual.

#### SPECIAL CIRCUMSTANCES (SC)

- These represent Use Regulations that are consistent with a particular Land Use Designation in existing (as of the date of adoption of this Element) locations, or under unique/unusual circumstances, or when additional density restrictions are required as a condition of approval. Detailed guidelines for the application of "Special Circumstances" are contained in the Plan Implementation Manual.

# URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(1) Residential 1 du/1, 2, 4 gr. ac	R-S, R-D, R-R, R-R0, R-MH S-80, S-88, S-90, S-94	R-M, R-V, R-U, R-C A-70, A-72 S-82, S-86, S-92

# NON-URBAN RESIDENTIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(17) Estate Residential	A-70, A-72, R-R S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, S-82, S-86
(18) Multiple Rural Use	R-R A-70, A-72 S-80, S-88, S-90, S-92, S-94	R-R0, R-C, C-36 C-40, C-44, M-50 M-52, S-82, S-86

# COMMERCIAL DESIGNATIONS AND USE REGULATIONS

## U S E R E G U L A T I O N S

DESIGNATION	Consistent	Special Circumstances
(11) Office-Professional	C-30, C-31, C-46 S-80, S-86, S-88 S-90, S-94	R-C S-82
(13) General Commercial	C-36, C-30, C-32, C-34, C-35, C-42, C-44, C-46, S-80, S-84, S-86, S-88, S-90, S-94	C-31 S-82 R-C

# INDUSTRIAL DESIGNATIONS AND USE REGULATIONS

## USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(16) General Impact	C-38, M-50, M-52, M-58, M-54 S-80, S-86, S-88, S-90, S-94	C-44 S-82

# AGRICULTURAL DESIGNATIONS AND USE REGULATIONS

## USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(19) Intensive Agriculture	A-70, A-72 S-80, S-88, S-90, S-94	R-C S-82, S-86
(20) Agricultural Preserve	A-70, A-72 S-80, S-88, S-90, S-94	S-82, S-86

# SPECIAL PURPOSE DESIGNATIONS AND USE REGULATIONS

## USE REGULATIONS

DESIGNATION	Consistent	Special Circumstances
(21) Specific Planning Area	Consistent with all Use Regulations	-----
(22) Public/Semi-Public Lands	Consistent with all Use Regulations	-----



# COMPATIBILITY MATRIX<sup>1</sup>

## DEGREE OF COMPATIBILITY:

- CONSISTENT WITH REGIONAL CATEGORY
- \* CONSISTENT USE REGULATION
- SPECIAL CIRCUMSTANCES

### REGIONAL CATEGORIES<sup>2</sup>

CURRENT AND FUTURE URBAN	ESTATE	RURAL	COUNTRY TOWN	ENVIRONMENTALLY CON- STRAINED	SPECIAL STUDY AREAS
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### LAND USE DESIGNATIONS<sup>3</sup>

### USE REGULATIONS<sup>4</sup>

RESIDENTIAL										COMMERCIAL										INDUSTRIAL			AGR.	SPECIAL									
R S	R D	R M	R V	R U	R HO	R R	R C	R MH	C 30	C 31	C 32	C 34	C 35	C 36	C 37	C 38	C 40	C 42	C 44	C 46	M 50	M 52	M 54	M 58	A 70	S 80	S 82	S 86	S 87	S 88	S 90	S 92	S 94

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## NOTES:

- The Land Use Element text describes in detail each regional category and land use designation. Use regulations are explained in the County Zoning Ordinance. Consistency with the Land Use Element shall be determined by reviewing both the Matrix and the Goals and Policies of the Land Use Element.
- See Regional Land Use Element Map.
- See the Community and Subregional Plan Maps. The densities specified on the Matrix are maximum permitted densities.
- See the County Zoning Ordinance.
- Refer to Policy 2.1 of the Land Use Element text for the application of this designation.
- Twenty percent (20%) density bonuses are available in this designation for those projects qualifying under the Inclusionary Housing Policy. Refer to Policy 2.1 of the Land Use Element text for maximum permitted density.
- The density permitted by the Use Regulation shall not exceed the maximum density specified by the Land Use Designation.
- Existing (as of January 3, 1979) fully subdivided and fully developed uses may be classified to a use regulation consistent with that use (Policy 3.5 of the Land Use Element).

- Special Purpose Overlays may be applied over any of the 24 Land Use Designations. These overlays shall serve to modify and/or further restrict the underlying land use designation (Policy 2.7 of the Land Use Element).
- The S-87 use regulation is not consistent with any of the Land Use Designations. It is intended to provide limited controls on the use of property pending specific studies to enable reclassification of said area in conformance with the adopted Community or Subregional Plan Maps.
- To determine consistency in those Community and Subregional Plan Areas where public hearings have not been held to achieve consistency with the Regional Land Use Element, the Land Use Designations on the Community and Subregional Plan Maps shall take precedence over the Regional Categories (Policy 3.2 of the Land Use Element).
- Existing Private Development Plans, Specific Plans and Applications to expand the boundaries of same may conflict with the categories of the Regional Land Use Element. To determine consistency in these cases, the findings as stated in Policy 3.4 of the Land Use Element must be made by either the Planning Commission or Board of Supervisors prior to project level approval.
- Within Country Towns where commercial uses are not specifically designated on the Community or Subregional Plan Maps, commercial uses/use regulations may be consistent with this designation.

if these uses primarily serve the local population. This does not apply to those lands in Country Towns where commercial is designated of the plan map. If these uses/use regulations primarily serve the need of the automobile associated traveler, they shall be adjacent to freeway interchanges or in areas with convenient access to freeways or highways. If these uses/use regulations primarily serve the need of the local population, they shall be proposed at a scale and intensity consistent with the surrounding area.

- Until public hearings are held to determine appropriateness of areas designated #12 and #13 based on the new (as of January 3, 1979) definitions of these designations, this regulation is deemed consistent wherever already applied (as of January 3, 1979).
- Clustering when located within the Estate Development area category of the Land Use Element (Policy 1.3, pg 11-7) is permitted within this designation.
- The Extractive land use designation is an overlay designation which takes precedence over underlying designations. Upon completion of mining and rehabilitation, the underlying designations automatically apply.



## CAPITAL IMPROVEMENTS

Implementation of a plan is more than zoning the various land use categories. It also should affect public works expenditures by County agencies and special districts operating within the planning area's boundaries. The numerous meetings held between the staff, members of the planning group and the agencies and districts have paved the way for mutual understanding and cooperation regarding future spending of the tax dollar. This cooperation has also resulted in agreement between the participants in determining future land use in the community from which maximum improvements at minimum costs can be accomplished.

## SCHOOLS

The Valley Center Union School District serves the community with elementary education and the Escondido Union High School District provides the majority of secondary education. Small corners of the Fallbrook Union High School District and of the Bonsall Union School District touch the northwestern corner of the planning area. The Palomar Community College District provides post high school courses. These institutions are responsible for their own site acquisition, building construction, and personnel staffing for which they do their own capital improvement programming. The districts have been contacted and the Valley Center Union School District, which will be the only one requiring sites within the community, has selected those shown on the plan.

## PARKS AND RECREATION

### Parks

The boundaries of the Valley Center Planning Area have been designated as the collection area for local park funds collected from building permits in said area. The County goal is to have 15 acres of local recreational areas for each 1,000 persons by 1990.

The symbol for a park on the map does not assure that a park will locate there. It does represent the Planning Group's best thinking at this time for a local park site. The Group will continue to cooperate with governmental agencies and districts to assure acquisition, development, and maintenance of a safe park and recreation program which the community can afford and in which it can take pride.

## CIRCULATION

Street improvements are in two classes: the select road system and the local street system. The select road system is maintained by the County through State gas tax monies. Sufficient money will be spent during the period of the plan to maintain and construct roads in the community as they become necessary and as population densities become allocated in patterns suggested by this plan. During the next six years, the only major construction is scheduled for 4.85 miles of Valley Center Road from Lake Wohlford Road north to Lilac Road. This class of improvement is contained in a six year Highway Program which is subject to constant review. Other minor construction and improvement projects will occur as the needs arise.



The local street system is not a part of the select road system or the circulation element of the County General Plan. Most of these roads are originated through the requirements of the County's subdivision ordinance. When these roads are constructed to County standards, they are maintained by the County. For those areas of Valley Center developed without a subdivision, the 1911 or 1913 Improvement Acts can be used to construct streets. In both cases, original construction costs are assessed to benefiting properties.

Any road not accepted by the County can be maintained through Road Improvement Districts which are formed through citizen initiative. As the population of Valley Center increases, demands for new and better roads will greatly increase the street mileage to be maintained at public expense.

## PUBLIC UTILITIES

### Gas and Electric

The San Diego Gas and Electric Company, in order to maintain existing electrical services and meet future demands, anticipates the construction of an electrical substation in the community. The proposed location is somewhere along Valley Center Road east of Cole Grade Road. It is felt that, with the exception of possible future mains, gas service can be extended to all other areas of Valley Center by merely extending the existing distribution system, such extensions to be made generally along public streets, utilizing existing franchise rights or within existing transmission corridors.

### WATER

The Valley Center Municipal Water District has received an increase in its Federal Small Reclamation Projects loan and is presently requesting a bond issue for an additional \$16,000,000 for distribution and storage. Further expansion of the district's facilities will occur throughout the period of the plan as agriculture increases and homes are constructed to house the incoming population.

## SEWER AND WASTE TREATMENT AND RECLAMATION

There is a demonstrated need to provide a public sewer system to serve areas characterized by high ground water and individual sewage disposal system failures. The Valley Center Municipal Water District has been asked by various property owners to establish a sewer assessment district to finance the construction of a waste water reclamation facility.

The proposed sewer assessment district will include properties within the Country Town as well as areas in the vicinity of Valley Center Road easterly from Cole Grade Road to Lake Wohlford Road. The criteria that will be used in determining the area to be included in the sewer assessment district are:

1. private sewage disposal system failures;
2. areas characterized by high ground water; and;
3. such other areas as may be identified by the San Diego County Department of Public Health or other responsible agencies as having existing or potential subsurface disposal problems.



Any wastewater treatment facility that is proposed to serve areas that meet the above listed criteria shall be designed to maximize the productive reuse of reclaimed water and to minimize site specific environmental impacts caused by collection system and treatment plan construction. The establishment of a sewer assessment district is not considered environmentally significant; however, the Valley Center Municipal Water District will be responsible for the preparation of such environmental documentation as is required by the California Environmental Quality Act and The Secretary for Resources Guidelines at the time the sewer collection and treatment design is approved.

#### FLOOD CONTROL

Valley Center does have a flood control problem at this time. Explicit in the goals is the intent that any future development in floodplain areas be safely located so that natural floodplains and channels can be retained. In the event that channelization is absolutely necessary, only grass or rip rap lined channels should be constructed. Since flood control improvements in Valley Center are not anticipated at this time, this allows Valley Center a rare opportunity to keep the community as natural and attractive as economically possible. When future floodplain studies are considered, specific zoning should be recommended at that time.

#### OTHER FACILITIES

##### Community Center

The Valley Center Community Services District currently maintains the community hall. Further expenses could occur should this general area be chosen for a future civic and cultural center for the community as well as a fully developed local park site.

##### Health Care Facilities

It would be desirable to provide a local ambulance and paramedic group for rendering emergency care and appropriate transportation, utilizing already available primary care physicians in the community. Planning should be started for a small local hospital or emergency care facility when the population of Valley Center is sufficient to support such a facility.

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